

## **TRAFFORD COUNCIL**

### **EXECUTIVE MEMBER DECISION REPORT**

**Report to:** Executive Member for Housing and Regeneration – decision reserved to The Leader of the Executive  
**Date:** 28 August  
**Report for:** Decision  
**Report of:** Corporate Director, Place

#### **Report Title**

**Student Accommodation at West Point – Part 1**

#### **Summary**

**The report follows and updates a report made on 17<sup>th</sup> September 2018**

#### **Recommendation(s)**

That the Executive Member:

1. Approves that the Council enter into an agreement to nominate units for student accommodation at West Point on the terms set out in this report;
2. Delegates authority to the Corporate Director, Place in consultation with the Corporate Director for Governance and Community Strategy and the Corporate Director of Finance and Systems to finalise terms for the proposed agreement;
3. Delegates authority to the Corporate Director for Governance and Community Strategy to enter into any documents required to implement the above recommendations;
4. Agrees that the Council should continue to work with UA92 and other interested parties to facilitate and enable the development of student accommodation within Old Trafford and Stretford which is consistent with the proposed masterplanning for those areas, using the powers at its disposal where reasonable and appropriate and subject to further Executive approval as required.
5. Considers this matter as Urgent Business and exempts the decision from the call – in process for the reasons given at the end of the report.

Contact person for access to background papers and further information:

Name: Richard Roe  
Extension: x4265

Background Papers: None

*Implications:*

Relationship to Corporate Priorities	The provision of student accommodation at West Point will support the delivery of the Council's Corporate Plan (2019), including the priorities Building Quality, Affordable and Social Housing and Successful and Thriving Places. It will form an important component in the delivery of the University Academy 92 (UA92) opportunity, the Refreshed Stretford Masterplan vision and the emerging Civic Quarter Area Action Plan.
Relationship to GM Policy or Strategy Framework	The scheme will help support the growth ambitions articulated within the emerging Greater Manchester Spatial Framework and the GM Strategy.
Financial	As set out in the related Part II report.
Legal Implications:	As set out in the report
Equality/Diversity Implications	Student accommodation at West Point will include the provision of accommodation and facilities that are accessible to all.
Sustainability Implications	The West Point site is situated in a highly sustainable location in close proximity to Trafford Bar Metrolink stop and adjacent to a quality bus corridor (Chester Road) and cycle routes.
Resource Implications e.g. Staffing / ICT / Assets	Existing resources have been identified to support the delivery of student accommodation at West Point.
Risk Management Implications	The delivery of student accommodation at West Point is supported by a risk plan setting out the key risks to delivery and proposed mitigation measures.
Health & Wellbeing Implications	None as a consequence of this report.
Health and Safety Implications	None as a consequence of this report.

## **1.0 Background**

- 1.1 The Executive on 17<sup>th</sup> September 2018 originally agreed to enter into an option agreement for a lease at West Point for the purposes of securing student accommodation for the first three years intake at UA92.
- 1.2 Since that report the refurbishment of the UA92 site has progressed well and UA92 is happy with the number of applications it has received from students for places at the university. UA92 now has more confidence concerning student numbers but will not have certainty until after UCAS clearing.

- 1.3 The Council has agreed, subject to the Executive Member's approval, a new approach to the provision of student accommodation with the owner of West Point. The Council is no longer entering into an option agreement for a lease of West Point. Instead the Council will be entering into a nominations agreement based on the Memorandum of Understanding attached to Part 2 of this report.
- 1.4 This new approach, for reasons given in greater detail in Part 2 of this report, gives the Council much greater flexibility whilst also significantly reducing the risk.

## **2.0 Other Options**

- 2.1 The Council could enter into an agreement creating an option to take on a lease of West Point as approved as approved by the decision made on 17<sup>th</sup> September 2018. However it is considered that the nominations agreement achieves the same goals as a lease and is more flexible and has a reduced financial risk.
- 2.2 The Council could determine to follow its original path and be a developer and provider of student accommodation. As set out in the previous report, this is not considered appropriate given the overall risk position.

## **3.0 Consultation**

There was extensive consultation on the Refreshed Stretford Masterplan in late 2017. Consultation is not required on the specific proposals set out in this report.

## **4.0 Reasons for Recommendation**

To enable a nominations agreement to be agreed and signed for West Point in support of UA92.

### **Urgency of Decision**

This report should be considered as 'urgent business' and the decision exempted from the 'call-in' process for the following reason(s):

UA92 is to open in September 2019 and any delay in entering into the agreement could result in a significant risk that sufficient student accommodation will not be available, putting the success of the university at risk.

**Key Decision** (as defined in the Constitution): No

**If Key Decision, has 28-day notice been given?** N/A

### **Exempt Information**

By virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972, as amended by The Local Government (Access to Information) (Variation) Order, the following information has been excluded from Part 1 of this report and included in Part 2 of the report:

3. Information relating to the financial or business affairs of any particular person (including the authority holding that information)

In all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

**Finance Officer Clearance** (type in initials).....FF.....

**Legal Officer Clearance** (type in initials)...JL .....

**[CORPORATE] DIRECTOR'S SIGNATURE**

(electronic)..........

To confirm that the Financial and Legal Implications have been considered and the Corporate Director has cleared the report prior to issuing to the Executive Member for decision.